60

This Instrument Prepared By: BOOK 10697 PG 857
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Katy Garvey
3543 Dickerson Pike
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

MAP **50-62.00**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joel W. Hemphill and wife, LaBreeska R. Hemphill** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Katy Garvey, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 3543 A & B Dickerson Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0373848
IDENTIF. & REFERENCE

97 NOV 26 AM 9:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4309 11/26 0101 03CHECK 332.3

WITNESS our hands this the 24th day of November, 1997.

Joel W. Hemphill

LaBreeska R. Hemphill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joel W. Hemphill and wife, LaBreeska R. Hemphill**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of November, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $80,900.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of November, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

BOOK 10697 PG 859

Exhibit "A"

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 5 on the map of A.C. Webbs Subdivision of the North 17.5 acres of the Demoville Tract of land lying east of the Dickerson Pike or Dixie Highway, as of record in Book 974, page 27, said Register's Office. Said Lot No. 5 fronts 100 feet on the easterly side of the Dickerson Pike and runs back between lines, south 88 1/2 deg. East 1382 feet on the northerly line and 1360 feet, more or less, on the southerly line to a dead line in the rear on which it measures 100 feet and contains 3.05 acres, more or less.

Being part of the same property conveyed to Joel W. Hemphill and wife, LaBreeska R. Hemphill by deed from William K. Hatley, unmarried, of record in Book 7610, page 135, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10697 PG 860

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80900.00
CON TX 299.33
PRFEE 1.00
WREED 12.00
TOTAL 312.33
CHECK 312.33

11/26/97 01 09:15 0001 4309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0373848
IDENTIFICATION REFERENCE

97 NOV 26 AM 9:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1225154